

**Springfield District Fairfax Center Area Land Use Committee Meeting  
December 2, 2002  
7:00 p.m.  
Conference Room 9, 12000 Government Center Parkway, Fairfax, VA 22035**

**COMMITTEE MEMBERS PRESENT:**

Emerson Cale, Chair, *Greenbriar Civic Association*  
Fred Bailey, *Deerfield Forest Homeowners Association*  
Mark Cummings, *Brentwood Civic Association*  
Tom McDonald, *Buckner Forest Homeowners Association*  
Lowell Smith, *Birch Pond Homeowners Association*

**COUNTY STAFF PRESENT:**

Supervisor Elaine McConnell  
Steve Edwards, *Supervisor Elaine McConnell's Office*  
Marlae Schnare, *Supervisor Elaine McConnell's Office*

**OTHER:**

Peter Murphy, *Planning Commission*

**APPLICATIONS PRESENTED**

**Magic Moments Childrens Centre Inc.**

SE 2002-SP-037

Applicant proposes to construct a child care center. The site is located at 13129 Westbrook Drive. Tax Map parcels 55-1 ((4)) 6, 7.

Attorney/Agent: Jane Kelsey, Jane Kelsey & Associates Inc.  
Presenter(s): Jane Kelsey

Ms. Kelsey described the use of the child care facility noting that number of children cared for was proposed at 72, employees 11, and that 15 parking spaces are proposed. The committee had a concern with the low number of parking spaces and with the circulation for vehicles for the site, speculating that the number of spaces is insufficient for employees and parents dropping off and picking up their children.

The public voiced several issues of concern, particularly about the additional trips generated by the use. Questions about prior proffers by developers for Westbrook Drive and whether a traffic signal at Westbrook Drive and Stringfellow Road were also raised by several community members. Citizens also addressed the inadequate circulation on site for any overflow of cars that might come to the site at any one time for some emergency, such as a snow storm or fire. Also, one citizen raised the existing septic system as an issue, but since the applicant plans to use public sewer and water, it became a non-issue.

All committee members voiced denial of approval for application. Ms. Kelsey noted that she would confer with applicant to consider deferral of application to address outstanding issues of the community.